

**AGENDA FOR THE  
REGULAR COUNCIL MEETING OF  
TUESDAY, NOVEMBER 6, 2001 AT 10:00 A.M.**

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**ADOPTION AGENDA, HEARINGS  
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**ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS  
RESOLUTIONS:**

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**AGENDA FOR THE  
REGULAR COUNCIL MEETING OF  
TUESDAY, NOVEMBER 6, 2001 AT 10:00 A.M.  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS - 12TH FLOOR  
202 "C" STREET  
SAN DIEGO, CA 92101**  
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**NOTE:** The public portion of the meeting will begin at 10:00 a.m. The City Council will meet in Closed Session this morning from 9:00 a.m. - 10:00 a.m. Copies of the Closed Session agenda are available in the Office of the City Clerk.

**OTHER LEGISLATIVE MEETINGS**

The **SAN DIEGO REDEVELOPMENT AGENCY** is scheduled to meet today in the Council Chambers. A separate agenda is published for it, and is available in the Office of the City Clerk. For more information, please contact the Redevelopment Agency Secretary at 533-5432.

ITEM-300:               ROLL CALL.

**NON-AGENDA PUBLIC COMMENT**

This portion of the agenda provides an opportunity for members of the public to address the Council on items of interest within the jurisdiction of the Council. (Comments relating to items on today's docket are to be taken at the time the item is heard.)

Time allotted to each speaker is determined by the Chair, however, comments are limited to no more than three (3) minutes **total per subject** regardless of the number of those wishing to speak. Submit requests to speak to the City Clerk **prior** to the start of the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by Council on any issue brought forth under "Non-Agenda Public Comment."

**COUNCIL, CITY ATTORNEY, CITY MANAGER COMMENT**

**REQUEST FOR CONTINUANCE**

The Council will now consider requests to continue specific items.

**ADOPTION AGENDA, HEARINGS**

**NOTICED HEARINGS:**

ITEM-330: Housing Element Update for the Progress Guide and General Plan.

(Continued from the meeting of 9/18/2001, Item 333, at the request of Councilmember Frye for further review and to bring before Community Planners Committee, Land Use & Housing, and Housing Commission.)

Matter of adoption of the Housing Element Update as an amendment to the Progress Guide and General Plan, in accordance with the provisions of Section 65588 of the California Government Code.

The Housing Element Update covers the period from January 1, 2000 to June 30, 2004 and contains an identification and analysis of existing and projected housing needs and a statement of goals, quantified objectives, policies, financial resources and scheduled programs for the preservation, improvement and development of housing for all economic segments of the City's population.

(LDR File No. 41-0858 Addendum to a Negative Declaration No. 99-0522. Citywide.)

**NOTE:** Hearing open. Testimony taken on 9/18/2001.

**CITY MANAGER'S RECOMMENDATION:**

Adopt the resolutions in subitems A and B:

Subitem-A: (R-2002-290)

Adoption of a Resolution certifying that the amendment to the Housing Element is hereby adopted as an amendment to the City's Progress Guide and General Plan.

Subitem-B: (R-2002-291 Cor. Copy)

Adoption of a Resolution certifying that the information contained in LDR File No. 41-0858 has been completed in compliance with the California Environmental Quality Act and State CEQA Guidelines, and that said Addendum to a Negative Declaration reflects the independent judgement of the City of San Diego as Lead Agency and stating for the record that the Addendum to a Negative Declaration has been reviewed and considered prior to approving the project;

Directing the City Clerk to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

**OTHER RECOMMENDATIONS:**

The Community Planners Committee on October 23, 2001, voted 21 in favor, 4 opposed and 1 abstention to recommend adoption of the Housing Element.

The Planning Commission and Housing Commission conducted a joint meeting on October 18, 2001, to consider the Housing Element. In separate votes, both Commissions recommended adoption of the Housing Element by a vote of 5 - 0.

Planning Commission - Ayes: Brown, Butler, Letteiri, Schultz, Stryker

Housing Commission - Ayes: Arthur, Dick, Grinchuck, Salas, Tumminia

## **CITY MANAGER SUPPORTING INFORMATION:**

### **BACKGROUND**

State law requires the Housing Element of the General Plan to be updated at five year intervals. The updated Housing Element covers the five-year period from January 1, 2000 through June 30, 2004. State law also requires local jurisdictions to submit their housing elements to the State Department of Housing and Community Development (HCD) for a certification of substantial compliance with housing element requirements. In July 2000, the City Council authorized submittal of the Housing Element to HCD for review. In July 2001, HCD found the City's Housing Element to be certifiable and in compliance with state law. The City Council is now being asked to adopt the Housing Element, pursuant to HCD's review and comments.

The Housing Element is the City's primary housing policy document. It is intended to identify and analyze the City's housing needs, establish reasonable and realistic goals, objectives and policies based on those needs and set forth a comprehensive five-year program of actions to achieve as fully as possible, the identified goals and objectives. The goals, objectives and recommended actions are largely based on an assessment of governmental resources anticipated to be available at the local, state and federal levels.

The Housing Element relates directly to the Strategic Framework planning process now underway in that both will consider affordable housing issues. The Housing Element has a five-year time frame, whereas the Strategic Framework has a 20-year time frame. The goals of the Housing Element and Strategic Framework are mutually reinforcing and many of the Housing Element's programs support the City of Villages strategy.

### **DISCUSSION**

#### **Major Goals and Recommendations of the Housing Element**

The Housing Element sets goals and makes recommendations to guide the City's allocations of housing resources with respect to new construction, rehabilitation and conservation of existing housing. Although the Housing Element addresses the housing needs of all income segments in San Diego, the emphasis is on the needs of the lower income segment of the population. Goals were developed based on an assessment with Housing Commission staff of resources likely to be available over the 5-year period. Additionally, the Housing Element makes recommendations for code changes to facilitate the production of additional housing and to enhance affordability. Finally, the Element makes policy recommendations to facilitate community balance and sets goals for the use of

Redevelopment Set-Aside funds for affordable housing. Major goals and recommendations are summarized below:

1. New Construction of Affordable Housing - Provide at least 1,750 additional units for low-income households and approximately 1,300 additional units of housing for very low-income households during this 5-year Housing Element cycle.
2. Rehabilitation - Rehabilitate at least 2,900 housing units for lower income households during the 5-year Housing Element cycle.
3. Preservation of Existing Affordable Housing - Preserve the affordability of at least 400 units which are eligible to convert to market rate status during the 5-year Housing Element cycle.
4. Code Changes to Facilitate Housing Production and Affordability - Numerous proposals are made to facilitate housing production and affordability. These proposals were discussed with the Land Use and Housing Committee in May 2001.
5. Community Balance - The Housing Element includes several recommendations and programs to facilitate a balanced distribution of affordable housing in San Diego, especially with respect to emerging employment opportunities. Primary recommendations pertain to development of an inclusionary housing program, implementation of the density ranges in adopted community plans, targeting of Housing Commission resources to the Planned Urbanizing Communities, expansion of the Housing Trust Fund and updating of the City's Balanced Communities Policy.
6. Goals for Redevelopment Set-Aside Funds - Redevelopment Set-Aside funds are expected to generate approximately \$5 million annually or 25 million over the 5-year Housing Element cycle. These funds will support the generation of an additional 1,200 new or rehabilitated units beyond the numbers stated above.

#### **FISCAL IMPACT:**

Most programs proposed are already operational. Their funding levels and fiscal impacts are within the current budget.

Ewell/Goldberg/Morris/MEP

#### **ADOPTION AGENDA, HEARINGS**

##### **NOTICED HEARINGS:**

ITEM-331: The Gray Residence.

(Continued from the meeting of October 9, 2001, Item 332 a, b, at the request of Council, to allow for further review of alternative locations.)

Matter of the City Council reconsidering the appeal by AT&T Wireless Services, of the May 3, 2001, decision of denial by the Planning Commission for an application

for a wireless communication facility consisting of six pole mounted panel antennas and associated electronic equipment on a .22 acre site located at 13003 Avenida Grande in the Rancho Penasquitos Community Planning Area.

(CUP-99-0464-54. Rancho Penasquitos Community Plan area. District-1.)

**CITY MANAGER'S RECOMMENDATION:**

Adopt the resolution in subitem A to grant the appeal and grant the permit; and adopt the resolution in subitem B:

Subitem-A: (R-2002- )

Adoption of a Resolution granting or denying the appeal and granting or denying the Conditional Use Permit No. 99-0464-54, with appropriate findings to support Council action.

Subitem-B: (R-2002- )

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration (END) LDR No. 99-0464-54 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State Guidelines thereto (California Administrative Code Section 15000 et seq.), and that said END reflects the independent judgement of the City of San Diego as Lead Agency and that the information contained in said report has been reviewed and considered by the Council pursuant to California Public Resources Code Section 21081;

and that based upon the Initial Study and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment.

**OTHER RECOMMENDATIONS:**

Planning Commission on February 1, 2001, voted 6 - 0 to deny the project and approve the written CUP findings provided at this hearing with a revision to findings C and D to substitute the words "commercially zoned" with "non-residential zones," and approve certification of the negative declaration; no opposition.

Ayes: Steele, Anderson, Brown, Butler, Stryker, Garcia  
Not present: Skorepa

The Rancho Penasquitos Planning Board on January 3, 2001, voted 13-0-0, to recommend denial of this project.

**SUPPORTING INFORMATION:**

The project purposes to install and operate a wireless telecommunication facility on a 0.22 acre site located at 13003 Avenida Grande. The Rancho Penasquitos Community Plan designates the site for

low density residential land use. The property is zoned RS-1-7 which accommodates single-family residential development. The property is developed with a single-family residence and is surrounded by similar single-family development to the north, east and west. The site is adjacent to Open Space to the south and overlooks State Route 15 to the southeast. The rear portion of the site is identified on City Zoning Maps as containing steep hillsides (formerly Hillside Review Overlay), however, analysis of the site has determined that the slopes are comprised of manmade cut/fill material created with the grading and development of the subdivision. These slopes contain no sensitive environmental resources.

The project proposes six, pole-mounted directional panel antennas on four sixteen foot high poles and an accessory equipment area. Two of the antenna poles are located within the side and rear yard setbacks of the property. The application was deemed complete by Development Services in December of 1999 therefore, the project is regulated pursuant to the previous Municipal Code in effect prior to January 1, 2000.

**FISCAL IMPACT:** None.

All costs associated with the processing of this application are paid for by the applicant.

Loveland/Christiansen/JPH

**LEGAL DESCRIPTION:**

The project site is located at 13003 Avenida Grande in the Rancho Penasquitos Community and is more particularly described as Lot 29, Penasquitos View Unit 1, of Map No. 6654.

**ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS  
RESOLUTIONS:**

ITEM-332: Establishing the Centre City Advisory Committee and Approving the Proposed Bylaws.

(See memorandum from CCDC dated 9/20/2001. Centre City Redevelopment Project. Districts-2, 3 and 8.)

**CENTRE CITY DEVELOPMENT CORPORATION'S RECOMMENDATION:**

Adopt the following resolution:

(R-2002-502)

Establishing the Centre City Advisory Committee and approving the proposed Bylaws.

**ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS  
RESOLUTIONS:**

ITEM-333: Two actions related to the Torrey Pines Golf Course Revenue Crisis and the Proposed Golf Operations at Torrey Pines and Balboa Park Golf Courses.

(See City Manager Reports CMR-01-214 and CMR-01-213; Committee Consultant Analysis 01-1; Proposed Business Plan; PricewaterhouseCoopers Business Plan Review and Revenue Analysis; Robert I. Farrar's 10/12/2001 letter; Robert H. McKee's 10/10/2001 letter; NR&C Chair Madaffer's 10/16/2001 and 7/10/2001 memos; Terri Aja Webster's 8/17/2001 memo; Tracy A. Hubly's letter; Don Collett's statement; CONVIS information; M&M Tee Times Information; news articles.)

**TODAY'S ACTIONS ARE:**

Adoption of the following resolutions:

Subitem-A: (R-2002-557)

Authorizing the City Manager to adjust the green fees at Torrey Pines Golf Course as necessary until such time as the City Council adopts a revised green fee schedule;

Authorizing the City Manager to require a non-refundable credit-card guarantee for non-resident reservations at Torrey Pines Golf Course;

Authorizing the City Manager to change the hour that tee-time reservations become available for Torrey Pines and Balboa Park Golf Courses from 5:00 a.m. to 7:00 p.m.

Subitem-B: (R-2002-558 Cor. Copy)

Adopting the City Manager's recommendations for changes in operations at Torrey Pines Golf Course and Balboa Golf Course for the period of January 1, 2002 through June 30, 2005; and authorizing the City Manager to implement the following changes:

a) Add caller identification capability to the automated golf reservation system; and

b) Provide opportunities for use of the Junior Monthly Ticket on the Torrey Pines South Course, at the discretion of the City Manager or designee;

Adopting the green fee schedule for Torrey Pines Golf Course for the period of January 1, 2002 through June 30, 2005; and authorizing the City Manager to implement the adopted fee schedule with the following changes:

a) Amend fees for daily non-resident rates on the South Course to subtract cart fees from the proposed rates resulting in the following rates beginning January 1, 2002:

18-Hole	18-Hole	Twilight	Twilight
<u>Weekday</u>	<u>Weekend</u>	<u>Weekday</u>	<u>Weekend</u>



FY02	\$ 85	\$105	\$ 45	\$ 55
FY03	\$ 95	\$115	\$ 50	\$ 60
FY04	\$105	\$125	\$ 55	\$ 65
FY05	\$115	\$135	\$ 60	\$ 70

b) Establish a San Diego County Resident ID Card for \$12 per year, and adopt San Diego County Resident rates at approximately twenty-five percent of non-resident rates beginning January 1, 2002 as follows:

	18-Hole		18-Hole		Twilight		Twilight	
	<u>Weekday</u>		<u>Weekend</u>		<u>Weekday</u>		<u>Weekend</u>	
	<u>So.</u>	<u>No.</u>	<u>So.</u>	<u>No.</u>	<u>So.</u>	<u>No.</u>	<u>So.</u>	<u>No.</u>
FY02	\$ 65	\$ 50	\$ 80	\$ 60	\$ 35	\$ 25	\$ 40	\$ 30
FY03	\$ 70	\$ 50	\$ 85	\$ 60	\$ 35	\$ 25	\$ 45	\$ 30
FY04	\$ 80	\$ 50	\$ 95	\$ 60	\$ 40	\$ 25	\$ 50	\$ 30
FY05	\$ 85	\$ 60	\$100	\$ 65	\$ 45	\$ 30	\$ 50	\$ 35

#### **NATURAL RESOURCES AND CULTURE COMMITTEE'S RECOMMENDATION:**

On 10/17/2001, NR&C voted 5-0 (Councilmembers Peters\*, Wear, Frye\*, Madaffer and Inzunza voted yea; \*Councilmembers Peters and Frye voted nay specifically on the residential green fee recommendation on the South Course found in CMR-01-213, effective 1/2002) to approve the following:

A) Accept the PricewaterhouseCoopers Analysis of the Golf Business Plan.

B) Accept the City Auditor's report on Torrey Pines revenue status.

C) Approve the City Manager's recommendations (CMR-01-214) regarding the current Torrey Pines Golf Course revenue crisis.

D) Adopt the Natural Resources and Culture (NR&C) Committee Consultant's analysis of City Manager's Report CMR-01-213 and recommendations therein as direction to the City Manager with the following additions:

- 1) Adopt a San Diego County Resident rate which reflects an approximate 25% reduction from non-resident rates (as listed in NR&C Chair Madaffer's October 16, 2001 memo).
- 2) Elimination of the golf cart fees and requirements on the South Course except for tournaments.
- 3) Institute a caller identification measure on our telephone reservation system.
- 4) Direct the City Manager, under his discretion, to provide opportunities for Junior Monthly Ticket play on the Torrey Pines South Course.

E) Defer any action on the proposed ordinance eliminating the resale of tee times for six months pending further discussion at the NR&C Committee.

F) Direct the City Manager to return to the NR&C Committee in July 2002 or six months after implementation with a status report to include golf course operations to include effectiveness of cancellation policies and credit card guarantee, cart policies, broker issues, and revenues.

G) City Manager to convene Golf Advisory Committee to review recommendations prior to City Council hearing.

H) Prior to the City Council hearing, provide City Council with a breakdown of the number of tee times available on a daily basis for residents and non-residents, and a complete analysis of the City's maintenance costs per round on the South Course.

#### NON-DOCKET ITEMS

#### ADJOURNMENT IN HONOR OF APPROPRIATE PARTIES

#### ADJOURNMENT